

Calvin A Lopes <[DNopSerV@Yahoo.com](mailto:DNopSerV@Yahoo.com)> P O Box 872051 New Orleans LA 70187-2051  
comments at 9/17/2018 4:25:42 PM:  
STR Comment: Proof of Ownership Required For Licensing 09/17/2018

Recently current operators and proponents for expanded whole-house rentals have proposed new licensing requirements.

These individuals, owners, corporations, and companies deny the homestead exemption is an enforceable criteria. The statement has been made “there is too much fraud with homestead exemptions and it is not a reliable method to be a part of short-term rental legislation.”

The Orleans Parish Assessor has stated more than once that he is committed to minimize and eliminate fraud. He has immediately researched, verified, and revoked homestead exemptions when notified of suspected violators.

It is a mistake to claim homestead exemptions are not enforceable.

Calvin Lopes  
east New Orleans

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Hailey <[S.kitsune@gmail.com](mailto:S.kitsune@gmail.com)> 604 S Genois St comments at 9/17/2018 4:12:41 PM:  
I am in support of whole home STR bans, or limits for whole homes to be short term rented in 30 days of the year. STR's have driven up rent and other housing costs, and housing is a huge voting issue for me. STR's are also destroying New Orleans' historic neighborhoods and culture, which is what makes our city a destination for visitors in the first place. Accessory rentals can still help New Orleanians economically without negatively impacting their neighbors and the character of the city.

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Calvin A Lopes <[DNopSerV@Yahoo.com](mailto:DNopSerV@Yahoo.com)> P O Box 872051 New Orleans LA 70187-2051  
comments at 9/17/2018 4:11:30 PM:  
STR Comment: Commercial Activities in Residential Neighborhoods 09/17/2018

There was extensive research done prior to creating the current Short-term Rental ordinances to define the categories, duration of use, and zoning districts where such rentals may occur.

No one denies that these are commercial activities; money exchanges hands for access and services rendered.

The licenses issued to operate are equivalent to a business license, yet the City fails to require the applicants to acquire a business license. Every business operation has

to meet common-sense minimum standards, a habitable premise, license, hours of operation, including limits, payment of taxes, insurance, and inspections.

Whole-house rentals exceeding 14 days per year are subject to special requirements by the Internal Revenue Service. A local ordinance or license to operate is not required to adhere to these requirements, but the owners most assuredly are required to do so.

Tenant safety and liability insurance must be carried. Every insurance company generally requires an inspection, an appraisal, and a detailed list of what is covered and to what extent.

The City of New Orleans, by licensing these operations and not requiring insurance and inspections, becomes liable if these requirements are not met.

Calvin Lopes  
east New Orleans

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Charles <[Cgrantcareyprojects@gmail.com](mailto:Cgrantcareyprojects@gmail.com)> 4322 Banks St comments at 9/17/2018 1:49:20 PM:

Thank you for the opportunity to comment,

ill be brief, I only support accessory style STRs with a homestead exemption, as we have seen across the city the housing stock that has been used for STRs has driven up the rent in housing used for rentals due to scarcity, STR companies advertise their services as allowing home owners to make some extra money by renting a spare room to guests, that is no problem, unfortunately what we have seen is large developers come in and essentially run decentralized hotels in our neighborhoods, this must be eliminated.

furter more as many New Orleanians work in service it would be nice to not have to deal with more tourists when we return to our neighborhoods

Thank you

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Leonard Washington <[lcwashsr@gmail.com](mailto:lcwashsr@gmail.com)> 2241 Milton St comments at 9/14/2018 7:24:27 PM:

**Re: Short Term Rentals/IZD**

I am the owner of an eightplex in the Treme neighborhood/proposed Interim Zoning District. It is my position that STRs should be allowed in Treme because they have positive effects on the neighborhood and on the City of New Orleans. Also, I have noticed that STRs as they relate to apartment buildings are quite different from single family or two family dwellings. Because of the nature of apartments, most tenants

are not originally from the neighborhood but have moved there because of the proximity to their places of employment or school. The mix of STR guests and tenants is a natural fit. Some of my tenants have even asked me about employment as housekeepers for the STRs.

**The following are reasons for allowing Short Term Rentals in the Treme neighborhood:**

- STRs have provided owners the additional funds to invest back into their properties to renovate interior and exteriors which beautifies the neighborhood
- STRs provide employment to locals in terms of management, maintenance, housekeeping and construction.
- STRs reduce the on-street parking burden since the guests usually don't drive to New Orleans but rather use Uber or Lift to travel around the city. This is very helpful to the residences because most properties in Treme including apartments do not have off street parking.
- STRs help to keep the apartment rents stable since the funds offset the rising property taxes, insurance and maintenance cost rather than passing those cost on to the tenants.
- STR's generate increased profits for stores and restaurants in the neighborhood.
- STRs have reduced the amount of blighted properties in New Orleans

**Negative impacts the Treme will suffer if STRs are banned**

- Rents would have to increase since property values and property taxes are increasing. The funds received from STRs allows the owners to absorb these increases rather than passing them on to the tenants

**Proposed Plan for STRs in Apartment buildings in the Treme neighborhood**

I propose that owners who have a homestead exemption status anywhere in New Orleans be allowed to operate an STR in the Treme or any neighborhood. This would allow the residents of New Orleans to invest in our city and keep their monies here. In order not to overload the neighborhood with STRs, each property owner should be allowed four licenses maximum and only a certain number of STRs should be allowed per block.

Because most of the STRs in the Treme area are owned by large out of state companies, I agree that licenses to out of town companies should be banned. In doing so the number of STRs in Treme and other neighborhoods would be substantially reduced and would be more manageable.

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JEANNE JEAN <[jjean1921@hotmail.com](mailto:jjean1921@hotmail.com)> 4145 Piedmont Dr comments at 9/13/2018 3:40:15 PM:

Issues with Short Term Rentals (STR)

1. STRs break the zoning by putting additional persons in a home that are not immediate family members. STRs also fit the description of a business and, as such, again violate the zoning when put in residential neighborhoods that are not mixed use.

2. The city officials are deaf, dumb, blind and suffering from severe mental impairment if they think that they can even for a second limit the amount of time people rent their homes out. Do city officials really think that the owners (more and more of which do not even actually live in New Orleans) are going to let these rooms, houses or doubles sit idle the rest of the year. Where are the long term renters who work in the city going to live and how will they find places with affordable rates that work with their income levels.

3. There is no parking for the additional vehicles STRs will bring into neighborhoods, especially in the old neighborhoods which were not designed for cars or only 1 or 2 at best. Access and egress becomes dangerous because parked cars on the street prevent you from being able to see oncoming traffic and make it difficult to maneuver the potholes. With parking spaces at a premium in many older neighborhoods this could create some volatile situations.

4. Proponents of STRs are attempting to emphasize the fact that they would raise significantly property values but what they don't say is they will also cause the property taxes to skyrocket well beyond what many can pay resulting in those who can't pay the ridiculous taxes increases to lose their homes. New Orleans is a poor city with few well-paying jobs and stagnant wages. We simply can't afford this.

5. If these homeowners want to turn their homes into a business then their homestead exemptions should be taken away. Taking those away would bring tons of additional revenue for the state. You can't have it both ways, i.e. tax them as a business and claim them as homes. In a state desperate for revenue I think the state might be interested in that thought. Why should New Orleans deny them their fair share. NOTE: I caught one on my block and had to go to the assessor's office to get the homestead exemption taken off but I never went back and collected the taxes that should have been paid.

6. The city opens itself up for lawsuits from homeowners for violating their zoning causing a loss of the enjoyment of their property (I forget the actual legal term) and violating their own zoning laws regarding zoning changes. The mayor's committee to address Master Plan changes violate the law and denies true neighborhood participation while operating away from the public's eyes. So much for the "Public Meetings Law"

7. STRs destroy safe, stable neighborhoods by turning them into a transient, Motel 6 like meccas. This will cause New Orleans to lose its tax based (what little it has left) and push homeowners out of the city and into neighboring parishes. That will be a boom for Jefferson and St. Tammany.

These tourist in neighborhoods think they should be able to drink, smoke weed and party all night. We need sleep and do not like the party debris they leave on the street. I can get a contact high on some nights just standing in my backyard. I want to be able to open my windows. I don't want kids inhaling that. I don't want to sit in my car because the parties spill into the streets and they refuse to move for traffic.

8. This new transience will definitely cause a rise in crime in areas that were relatively safe. We are already seeing it. The police focus on the French Quarter to protect tourist. With mini hotels all over the city how can our already thinly stretched police force keep them safe. If too many of them get robbed, raped and killed think what a chilly effect that will have on our tourist industry. Nothing stays a secret with today's real time mass media. Criminals will love it.

9.STRs will kill our Golden Goose – the hotel industry. This is revenue that the city and the state can count on. It's not traceable. Not so with the STRs. The city will never collect even a fraction of the revenue from STRs. When the city makes an agreement with any STR site the owners will simply switch to another site. Quite a few advertise through their Facebook pages. How are you going to track that. I suspect new sites will be popping up all over to beat the city at its own game. They are in Gentilly. The STRs will dig into the hotel industry's revenue potential. This is quickly getting out of control to the point where it is no longer a moneymaking venture to locate a real hotel in New Orleans. The city will be left with significantly lower tax revenue along with a growing number of large empty real estate downtown. Once the news gets out I doubt there will be others running to take their place. The state will not take kindly to this either because the hotel industry is also their Golden Goose. I also forgot to mention our restaurant establishments that cater to tourists may take a hit because with just a little effort the homeowners renting properties can ask a higher price by feeding guests or the guest can simply prepare their own food to hold onto more of their money. That would entail a whole host of issues the city will not be able to get its arms around.

10. What is going to keep someone in Section 8 housing, funded by taxpayer dollars, from renting their unit in part or in whole as an STR. A family could easily qualify for Sect. 8 as individuals, STR the unit or units, bunk up together somewhere else and split the money.

In closing I bought into a lifestyle and environment when I purchased my Gentilly home. When I purchased my home the title defined it as single family residential. If I wanted to live in a transient environment lined with short term rentals I would have moved to Airline Highway. My home, like most people, is my biggest investment. I invested in the city of New Orleans and view the zoning as the city's contract with me to protect my investment and insure it is the same tomorrow as it is today.

New Orleans should belong to the people that actually live in the city and should not be for sale for every little carpetbagger to exploit. Jefferson Parish handled their STR problem the right way and is looking better every day.

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Erin Holmes <[eholmes@prcno.org](mailto:eholmes@prcno.org)> 923 Tchoupitoulas St comments at 9/13/2018 3:30:13 PM:

Dear New Orleans City Planning Commission and Staff,

In effort to protect the historic architecture of this city and to promote the livability and cultural integrity of all New Orleans neighborhoods, the Preservation Resource Center (PRC) offers the following policy recommendations on regulating Short-Term Rentals.

The PRC opposes non-owner occupied, whole-home rentals in residential areas, and we believe all other forms of short-term rentals are a commercial use and must be regulated as such.

To ensure effective regulation and enforcement, all platforms allowing hosts to rent their properties on a short-term basis must obtain business licenses for that privilege. Furthermore, the requirements for obtaining and maintaining these licenses should

include full agreements for timely and specific data sharing with the city, remittance of approved taxes and fines and/or other punitive measures for non-compliance.

To curtail the trend of oversaturation leading to deleterious effects on housing supply, affordability and quality of life, a Homestead Exemption requirement for the Temporary and Accessory permits will still allow property owners to realize the financial benefits of sharing their homes. An increase in fees will provide a more meaningful contribution to the direct development of affordable housing, which we believe is integral to maintaining the livability and authenticity of historic neighborhoods.

Regarding commercial permits, spacing and density requirements can be imposed to mitigate the full conversion of multi-unit buildings, thus preserving the intent to provide additional dwelling units to the city's long-term housing market. Spot-zoning requests that serve to reduce housing availability through commercial conversion should be prohibited through the City Planning Commission process. The complicated issues of unfettered commercial permits can be mitigated through a creative mixture of zoning measures that recognizes the defining residential characteristics of the variety of commercial and mixed use zoning designations.

Thank you for your consideration.

Sincerely,  
Erin Holmes  
PRC Advocacy Coordinator

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Sara Pettit <[sarawpettit@gmail.com](mailto:sarawpettit@gmail.com)> 4216 N Robertson St comments at 9/13/2018 2:34:49 PM:

I support efforts to restrict Short Term Rentals to individuals who wish to rent out a room in their home or half of a double they live in. The STR economy should benefit residents of New Orleans, and restricting STRs in this fashion should both enable individual New Orleanians to make money from their homes if they so choose and ensure that nonresidents provide housing for the majority of New Orleanians who rent their homes.

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Amber Cashio <[acashio@hi-neworleans.com](mailto:acashio@hi-neworleans.com)> 330 Loyola Ave comments at 9/13/2018 11:17:26 AM:

Dear One Stop Representative,

Thank you for the opportunity to send my comments.

I think there should definitely be limits to short term rentals due to the revenue it takes away from our city.

Are they paying the same taxes as the hotels? Are they truly reporting all of their rental income?

Homeowners should report all revenue and pay the same taxes, as the hotels.

Is there a credit check on the renters? What are the demographics, age groups and is

it a limited number of people in each rental? Are they reputable people who will not bring crime or disorderly conduct to our city?

In my experience with an airBnB next door. I smelled marijuana through the back gate, coming from the airBnB! They were outside till 2 in the morning talking loudly, without care or respect to the neighbors.

There are just way too many and will eventually become a nuisance.

Please consider, the neighborhoods with families, small children. Are any of these renters, child molesters?

Will they be considerate of the speed limit.

In the city, are they licensed to manage and operate an airBnB. The one homeowner(s) is profiting while the downtown hotels are suffering the loss of revenue, year over year with the AirBnB takeover. There needs to be limits/rules/regulations, so we may all succeed financially, together.

Thank you,

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Susan Guillot <[susan@frenchquartercitizens.org](mailto:susan@frenchquartercitizens.org)> 632 N. Rampart N Rampart St  
comments at 9/10/2018 12:39:18 PM:

Commissioners,

We commend the staff and Commission for its efforts in studying this critical issue. We urge the following:

1. Maintain the decades long prohibition of STRs in the French Quarter. This is critical to continuing to have a residential population in the FQ. The Quarter is the densest neighborhood in the city. Green space is almost non-existent, and many of the homes share exterior walls. Sounds travel instantly from building to building and courtyard to courtyard. The current STR prohibition is the regulation that makes it possible for the dwindling number of residents to continue to live here.
2. Extend the prohibition on STRs to all historic core districts, including the Marigny, Tremé, Garden District and By-water. Entire streets in these districts have been bought up by STRs. The prohibition should be extended to all historic core neighborhoods.
3. Eliminate the current Type "T" STR. These are nothing less than De Facto Hotels. The ability to rent out a whole home for 90 days a year is equal to renting out a whole home every weekend for a year. If Type "T" is retained we urge that 90 days be reduced to 15 days a year.
4. Require data sharing by all platforms. Enforcement starts there and all regulations will fail without it.
5. Eliminate Type "C" STRs in all historic districts. Many of our historic districts contain commercial properties. STR Operators are buying up swaths of these buildings and operating them as STR hotels.
6. Limit STR operators to to one license one homestead. This is no longer just

residents trying to make ends meet. Instead it is developers with no cultural connection to our city. Please require proof of homestead and allow only one STR per homestead.

Thank you again for your efforts on this issue.

Renate Heurich <[renateheurich350@gmail.com](mailto:renateheurich350@gmail.com)> 1407 Napoleon Ave comments at 9/5/2018 12:52:31 PM:

Rents and real estate prices in New Orleans have risen tremendously since Katrina to the point where more and more people cannot afford to rent decent apartments in the city. We have a large number of people who work in the hospitality industry, earning low wages. While I have no problem with any person temporarily renting an extra room to a guest in order to provide much needed extra income (to pay the high rent or mortgage), I am absolutely against people using their considerable wealth to buy up properties and make big bucks by not renting them to locals but as short term rentals to visitors. Removing housing stock that way automatically is increasing real estate prices and rent, that's a fundamental law of our market. I don't buy the argument that these people are buying and renovating dilapidated properties. I would need to see hard numbers on that.

We need to leverage a substantial tax on any existing short term rentals (hotel guests are already paying a tax). And I would like to see a firm limit on the overall number of short term rentals. People who own and rent more than 5 properties short term need to have existing licenses revoked. They should be allowed to only rent a portion of their properties short term (not more than a quarter) and the rest long term to people living here. They would still make money off their properties, but no longer at the expense of us locals.

If we are afraid to regulate the number of people visiting our city and instead burden local residents with the cost, then New Orleans will end up as Disneyland. Here an article on the situation in Amsterdam and their desperate attempts to curb the number of visitors after seeing what it has done to their city.

<http://www.spiegel.de/international/amsterdam-tries-to-limit-impact-of-tourism-a-1223505.html#ref=nl-international>

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Jordan Bantuelle <[jbantuelle@gmail.com](mailto:jbantuelle@gmail.com)> 1112 Mandeville St comments at 9/4/2018 7:33:35 PM:

Short term rentals should be allowed only in houses in which the owner lives on the premises and hence understands the impact to the neighborhood. Whole house rentals in which the owner lives out of town are a worst case scenario. Airbnb generated enough income for my family to fix up the uninhabitable side of my double and now pay most of the bills while my wife and I work as hard as we can to get our small local businesses off the ground. I feel this is a good use, as opposed to creating more wealth for already wealthy investors who do not otherwise contribute to the local economy.

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LEROY JONES <[pearljon@bellsouth.net](mailto:pearljon@bellsouth.net)> 1485 Steeple Chase Ln comments at 9/3/2018 8:39:20 PM:

I paid a lot of money for my house and I pay my taxes. I want to live a neighborhood where I know who is living next door to me. I do not want 'SHORT TERM RENTALS' in my neighborhood or elsewhere. If people want to make money renting rooms to tourists, let them build a hotel.

If they need this money to pay their mortgage notes then they are living above their means.

Stop these SHORT TERM RENTALS I know you shouldn't want one next door to you, I don't either. THANK YOU

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Pamela J. Kaster <[pamjkaster@yahoo.com](mailto:pamjkaster@yahoo.com)> 4603 Annunciation St comments at 9/2/2018 11:31:07 AM:

I strongly believe that STR should be limited to owner occupied housing in order to preserve our city's unique character and neighborhoods. Too many houses are being bought and developed by absentee landlords exclusively for the STR market and thereby raising the cost of the rental market and contributing to a scarcity of affordable housing for our citizens. I would also advocate a complete moratorium on STR in the French Quarter in order to maintain the unique characteristics of an historical neighborhood functioning as a community as it has for centuries.

Thank you for your kind attention.

Pamela J Kaster

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Linda McCall <[jmccall@socket.net](mailto:jmccall@socket.net)> 819 Fern St comments at 8/30/2018 2:07:07 PM:

I do hope that you will continue to allow short term rentals for those who have their homestead exemptions and are sharing their homes. My daughter is disabled and on very limited income and the short term AirBNB rental has been most helpful to her.

Thank you.

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Lilith Winkler-Schor <[Lilithschor@gmail.com](mailto:Lilithschor@gmail.com)> 2730 General Pershing St comments at 8/27/2018 11:21:47 AM:

I encourage the STR study to look at the damage high concentrations of STR are having on neighborhoods and residentially zoned areas, and examine how to spatially regulate STRs to preserve neighborhoods and return them to places where people first and foremost live.

High concentrations of STRs in neighborhoods disrupt everyday life for residents, change the environment of an area, and reduce the investment in the area. Even with regulation on the quantity of time STRs can rent, certain residents will feel a disparate impact on being in highly lucrative STR areas and thus suffer from blocks and neighborhoods that have become proxy-hotels.

I live directly between a 10-person and an 8-person AirBnB. This means there is a constant flow of new visitors every weekend and throughout the week. Even the best behaved residents are enjoying vacation and are thus on vacation schedule,

socializing late in the night in the backyards of their STRs. While my housemates and I remind visitors frequently that they are in a residential neighborhood and that we have to get up early for work, the burden should not be placed upon us to remind dozens of visitors every 3-7 days that they are entering people's community.

For the worst of visitors, its constant shouting, partying, and noise. The months between Mardi Gras, Spring Break, and Festival season make us feel as if we're living in a hotel, not our neighborhood.

Not only this, but the constant coming and going of people make it harder to keep eyes on the street and build neighborhood community. One night, the catalytic converter was sawed out of underneath my car, not quiet or small task. A neighbor heard the sawing of metal and looked out their window, but couldn't see the thief who was on the other side of the car. Perhaps if we had more residents, another resident would have caught the situation from a different angle.

STRs provide several challenges around equity, affordable housing, and racial disparities of economic gains. Beyond these grave issues, STRs affect the quality of life of neighborhoods, particularly in high concentrations. I hope this study will look into recommendations for the spatial implications of STRs such as proximity to one another (no house should have STRs on either side of them!) and the total number of STR occupants within a concentrated area such that blocks don't start to feel like hotels with party-compatible rental options.

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Joshua David Johnston <[mephistoproductions@gmail.com](mailto:mephistoproductions@gmail.com)> 922 Jackson Ave comments at 8/27/2018 8:41:34 AM:

STRs do not have to follow any rules. For the sake of time, I'll just describe the worst offenders on our block:

Two STR owner brothers have threatened to beat or kill me because they said I stole their rental unit's trash cans (I have video), have vandalized my car repeatedly by writing Trump slogans on it, and even left feces on the door of my landlord who lives across the street. Even with my wife being pregnant now, they have continued a campaign of aggression to intimidate us and other "pathetic loser renters" (a direct quote) they don't want living on the same block as their business.

a) I have reported this to the city and received no response, as well as many other more mundane violations that clearly break municode, both about them and another owner (whose issues are just code violations). No one even contacted me to investigate either case.

b) The Airbnb website promises to respond to complaints, but did not respond or even look into it at all... and still lists these people as "superhosts".

If a BnB or hotel did these things to our community, there is accountability AT MANY LEVELS. One example: Repeated public reviews about a business owner being violent would be considered shocking and easily end that businesses's operations.

With platforms like Airbnb, complaints from the community go into a dark hole. This enshrines and protects abuses. I am curious how many criminals have figured out the protection these platforms can afford their activities. I am not even allowed to submit another complaint about these owners if they do something worse, so the platform actively prevents reporting most abuses.

There are now at least 7 major websites listing STRs. If STRs are left widespread, it's impossible for the city to police all of that activity. If STRs were restricted, sure some might still operate illegally but any that are a problem to their community would be easy to spot. Now, I would have to run "stings" and take photos of my neighbors' buildings because the city wants us citizens to "prove" violations... and I don't think that's legal. So, currently, enforcement is next to impossible and farmed out to the community itself. Our taxes pay for enforcement officers that don't enforce, and throw their hands up when an issue occurs. This experiment is not working.

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Joshua David Johnston <[mephistoproductions@gmail.com](mailto:mephistoproductions@gmail.com)> 922 Jackson Ave comments at 8/27/2018 8:41:04 AM:

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Dana <[danarwashington@gmail.com](mailto:danarwashington@gmail.com)> 1421 Marais St comments at 8/25/2018 12:21:11 PM:

Eliminating all whole home STRs in the IZD or anywhere in Orleans Parish, is not the answer. I believe the general public is not aware of just how many whole home STRs are owned by out of town investors vs local residents. If they had this data, they would be more receptive to allowing local residents to retain their whole home rentals. The city should promote local STR owners, not penalize them.

The CPC should research the impact of restricting temporary STR licenses/whole home STRs to residents of Orleans Parish. The number of licenses issued should also be limited per owner. This would also include lifting the ban on temporary licenses in historic neighborhoods (IZD) as it would no longer be needed.

This research would include looking at the current data on temporary licenses to find out:

1. How many license holders have homestead exemptions in Orleans Parish?
2. What percentage of these owners have more than one STR license?

I believe you'll find that out of town investors own the lion share of Temporary STR licenses.

If this is the case, restricting temporary licenses to residents:

- Eliminates the STR over saturation in neighborhoods without hurting local STR owners.
- Supports local entrepreneurs, driving more revenue to the city.
- Frees up properties to the market
- Continues to reduce blight in our historic neighborhoods.

Finally, I believe abruptly restricting licenses is not only unfair, but will have a negative impact on the market. Once out of town investors who already hold licenses are banned, they should be phased out. I believe 1-2 years is fair.

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Antonia Angress <[antoniarangress@gmail.com](mailto:antoniarangress@gmail.com)> 2911 Milan St comments at 8/24/2018 11:50:39 AM:

Hello,

I would like to see the rules updated so that only residents with a homestead exemption are able to rent out their houses on AirBnB. I sympathize with my fellow New Orleanians who have been evicted from their homes so that absentee landlords can make more money via STRs, and I think it's terrible that out-of-state companies are able to sweep in and turn entire city blocks into hotels. However, as the city council updates STR regulations, I would like to caution them to keep in mind the many law-abiding New Orleans residents depend on AirBnB income to stay in their homes, care for their property, and achieve personal and professional goals that make New Orleans a more vibrant and educated city.

A few years ago, my husband and I bought a house Uptown that we have slowly and lovingly renovated ourselves. Recently, I decided to leave my job and go back to school, and renting out our home on AirBnB while we are out of town has allowed us to replace my lost income and keep paying our mortgage.

As you reevaluate the rules, I would like to encourage you to allow homestead exemption holders to offer whole-home rentals for a limited number of nights per year. Renting out our whole house during high-demand dates such as Jazz Fest and Mardi Gras has generated enough income for my husband and I perform major renovations on our home, as well as invest in the local economy. I know many other residents who often make plans to visit family out of town during Mardi Gras and Jazz Fest precisely because renting out their whole home during these periods allows them to pay school tuition, renovate their homes, etc.

Thank you!

Danny McElmurray <[mcelmurray@hotmail.com](mailto:mcelmurray@hotmail.com)> 4323 S Roman St comments at 8/24/2018 8:56:15 AM:  
Short Term rental permits should be allowed for owner occupied structures only.

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Robert Gannon <[robertr.gannon@gmail.com](mailto:robertr.gannon@gmail.com)> 2951 Ponce De Leon St comments at 8/23/2018 2:56:19 PM:  
I think only residents(that have a homestead exemption) be allowed to have short-term rentals(STR).  
I would like to set a limit on the number of houses that an owner has the ability to rent(no more than 5).  
I would like to see a limit on the total number of STR's in the city at less than 2,000.  
Thanks.

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Melinda Shelton <[NOLAMattersNow@gmail.com](mailto:NOLAMattersNow@gmail.com)> 126 Alden Pl comments at 8/23/2018 2:24:15 PM:  
Just as the NOPD NOTIFIES RESIDENTS WHEN A CONVICTED SEX OFFENDER IS MOVING INTO THE DESIGNATED GEOGRAPHIC NEIGHBORHOOD, residents should be notified when an Airbnb, timeshare or B&b permit is being sought; post-approval and operation notices should also be made public. If there is an application alert and public input solicitation (i.e. Alcohol permit, etc), and a posted notice on the property, then residents will be able to respond.

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Doris Lumpkin <[dorislumpkin@gmail.com](mailto:dorislumpkin@gmail.com)> 4715 Baudin St comments at 8/23/2018 11:00:50 AM:  
To Whom It May Concern,  
I live in and own a triplex at 4713-15 Baudin St. I've owned my home since 2006. My family and I live here full time. I currently have a temporary short term rental license and have enjoyed the experience. I follow the rules, maintain the proper insurances and would like to continue having the choice to rent my property responsibly. Because I have a triplex I am limited to the 90 day rental restriction. It's my opinion that owner occupants should continue to be permitted to rent short term and it is my hope that the 90 day restriction be increased to match that of a double/duplex owner occupant. Or at least increased to 180days. On the topic of non owner occupants and what should or should not be granted, I hope that there will be a middle ground met. However, seeing as I don't have that sort of property, my opinion goes no further than that. Thank you for your time in reviewing my comments.

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Chris Cook <[mr.chris.cook@gmail.com](mailto:mr.chris.cook@gmail.com)> 3622 Upperline St comments at 8/23/2018 9:14:06 AM:  
To Whom It May Concern:

I am a New Orleans resident asking that you restrict STRs to homes that receive a homestead exemption. When ad hoc hotels out-price and replace the cooks, artists, musicians, and long-time residents, what exactly will the tourists be coming to see? STR speculators reap short term riches while causing long term harm to our city.

Thank you,

Chris Cook  
Broadmoor

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jordan jacobs <[jacobsjordanm@gmail.com](mailto:jacobsjordanm@gmail.com)> 1937 N Rampart St comments at 8/23/2018 9:07:04 AM:

Hello,

I would like the new regulations to address three items:

1- houses that were previously blighted should be exempt from laws meant to discourage use of long-term housing as short term rentals for a period of time- in order to encourage development of blighted houses and reduce instances of vagrants camping out in these homes and committing crimes

2- there needs to be a consideration for homes zoned residential that are within spitting distance of bars that are zoned commercial. If the patrons of a commercial establishment regularly hang out on the stoops of the home zoned residential, that home should get special commercial status and long-term residents won't want to live there. See 1900 block of North Rampart for an example. Every house has been put up for sale in the past two years because of the nuisance that is Iggy's 24 hour bar.

3- You guys need to address how timeshares fit into the framework of short term rentals. Timeshares have been short term rentals since the 1980's and need special permission to continue as such. A ban on STR's in timeshares will not create any additional long term housing, only vacancy and less revenue for the city and local business.

Best,

Jordan

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Jay Ginsberg <[jayginsberg10@gmail.com](mailto:jayginsberg10@gmail.com)> 2227 Wirth Pl comments at 8/23/2018 8:27:10 AM:

If you create new laws that further restrict short term rentals and the law passes constitutional scrutiny on its face, it must also be constitutional in its application.

You should make make sure that the property owners that are adversely impacted by the change in the law have sufficient procedural due process protection. Any change

in the law should include a formal appeal process that is fair and accessible. Otherwise, you may have problems with the enforcement of administrative decisions.

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Dianne <[NYCdormouse@gmail.com](mailto:NYCdormouse@gmail.com)> Queens, NYC comments at 8/22/2018 9:08:41 PM:

We are having the same problem in NYC, however it's the landlords and developers that are raising rents astronomically and the mom/pops and tenants are priced out. Tenants have found solace in STR to help with the rent hikes.

Perhaps one solution would be to require out of town owners to rent 1/2 a double to a long term tenant if they do not live there. I have a friend who is doing this in NOLA and works with the tenants as a partnership. The Airbnb provides funding to keep their rents low, He hasn't raised their rent in 3 years, and is able to put back into his house with the extra money from Airbnb. I.E. he just spent a few thousand in landscaping his grassless/plantless yard into an oasis for the tenants and guests both to enjoy. Not to mention providing jobs for small businesses such as housekeeping, handyman, landscapers etc. It's pertinent for surrounding neighbors and tenants alike to be a part of the decision making when an out of town owner wants to sustain the home, as well as use for his own vacation home, through Airbnb. It could be a peaceful environment when out of town hosts respect and give back to the community.

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Priscilla M Dubret <[pdubret4012@gmail.com](mailto:pdubret4012@gmail.com)> 108 Sharon Dr comments at 8/22/2018 6:15:35 PM:

I think that there is not enough housing for low-income for even middle-class individuals. I'm on a permanent housing service list because I'm in the process of getting disability and unable to work. I'm about to be homeless. My mailing address is 46234 Chemekette Road Robert Louisiana 70455 because this is the only place I know that I can continue to get mail no matter if I'm in a shelter or not. I think that we need to remodel vacant properties and turn them into housing for the poor and middle class. I think that minimum wage does not support a family that wants to live in the New Orleans area. Thanks. Priscilla Dubret

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Lindsay Chapman <[lchap83@gmail.com](mailto:lchap83@gmail.com)> 731 Robert St comments at 8/22/2018 3:47:28 PM:

I think the city has a huge responsibility when deciding about short term rentals. So many of our long term residents are being forced out of their homes due to rising rents and stagnant earnings. Meanwhile, companies from out of state are coming into lower income neighborhoods, flipping abandoned homes, and raising the rents. I think we can find a happy medium by allowing residents to rent out rooms or guest houses and to make extra money, without displacing the people that make this city so unique and fascinating for the tourists to come visit. I understand that tourism is a huge chunk of our revenue, but without the beautiful people that make this city so diverse,

we are simply another Cleveland. Please consider banning whole home rentals, especially to companies that are not even domiciled in the state of Louisiana.

Cynthia Hawkins LEGORRETA <[tomatogal@gmail.com](mailto:tomatogal@gmail.com)> 133 East 15th Street #2C NYC 10003 comments at 8/22/2018 3:16:40 PM:

My husband, a merchant seaman lived in the Pontalba on Jackson Square for many years, and was on site when Katrina struck, in 2005. He traveled up to NYC and we met and married in 2008. Now that our caregiving tasks are complete for my elderly mom, who passed, here in NYC in 2017, we plan to relocate permanently to New Orleans, within the next year and a half. I am wondering of course about the challenges and opportunities facing 'rental returnees" (he is 73, I am 70). We are both on Social Security and have a small legacy from my father. Are there rental options that we can explore, to begin the process of returning, to housing in NOLA? What should we know? What new choices are perhaps in place, given our ages, that we could be eligible for? Any suggestions or guidance is dearly welcomed. Many thanks!

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Marilyn Landiak <[mlandiak@aol.com](mailto:mlandiak@aol.com)> 4059 Fairmont Dr comments at 8/22/2018 2:34:17 PM:

This is probably the 10,000th time you have heard this:

Those STR owners who cry "property rights" are forgetting that there are other regulations that they must abide by: They cannot do whatever they want with their property. A gas station or wacky burger can not be put up just anywhere a property owner pleases - nor should a de facto hotel. This is why we have zoning laws.

Penalties should be onerous for violating the law on STR. Fine the owner \$20,000 per violation - and shut off the water to the illegal unit until it is paid. Use the money to fund enforcement. That would stop a lot of this.

Once the STR policy is in place, have a hot line for people to report violations in their neighborhoods. It would be helpful to have a "hot squad" to investigate immediately.

Short term rentals are destroying our neighborhoods by replacing full time residents with visitors who have no stake in our community, other than to come and party.

Many of these units are owned by absent landlords who are motivated only by profit. If they desire to have a hotel, they should operate as such, and be bound to the same rules and regulations that hotels and licensed B-and-B's are bound by.

I admit to using AirBNB when travelling internationally. We have paid occupancy fees for the units - up to 50 Euro. It did not stop the owners from renting to us - nor did it stop us from renting the unit. Why can't it work here if it works in other places.

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Mat Bowers <[matthew.s.bowers@gmail.com](mailto:matthew.s.bowers@gmail.com)> 2018 Camp St comments at 8/22/2018 2:28:11 PM:

The prevalence of short term rentals in the Lower Garden District have driven out all of the locals. It is impossible for working class people to find an affordable place to live. Please help us find some relief! We shouldn't all have to move out of our neighborhoods so tourists can stay there and make greedy landlords rich.

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Emily Ford <[eanneford@gmail.com](mailto:eanneford@gmail.com)> 2602 Chippewa St comments at 8/21/2018 10:26:14 AM:

I am a long-time renter living in New Orleans since 2009.

Whole-home short term rentals are simply commercial uses shoe-horned into residential properties. This seems to be a simple question of zoning - while my neighbor has property rights to be sure, my neighbor cannot open a slaughterhouse or bar without zoning to accommodate highest and best use. This goes the same for commercial hotel use.

It is clear that owner-occupied short term rentals are very different than multiple-property whole home STRs and should be regulated accordingly. STRs must be permitted ONLY with a homestead exemption. In this manner, we can support our neighbors property rights while protecting neighborhood integrity and affordability. Other cities are regulating STRs using this model with demonstrable success.

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RAYMOND J. SERPAS <[rjserpas@bellsouth.net](mailto:rjserpas@bellsouth.net)> 3915 St Charles Ave comments at 8/20/2018 2:37:43 PM:

I firmly believe that the best way to maintain the unique residential character of our neighborhoods is to tie short-term rental permits to the Homestead Exemption. This prevents outside investors from turning groups of properties that they own into pseudo-hotels in residential areas.

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Shaun McLain <[shaun813@aol.com](mailto:shaun813@aol.com)> 917 Esplanade Ave comments at 8/20/2018 2:26:25 PM:

Much of the ills of unaffordable housing seems to be blamed on STR's. It seems to me that sky high property taxes that more than double in one year, and absentee ownership are really to blame. My former block in the Quarter where I lived for 10 years, was mostly occupied by absentee owners. California, Tennessee, Michigan, Texas to name the most immediate neighbors. These people visited a few times a year. They do not rent their places out, so they are empty most of the time. I would rather see people enjoying the homes, or at least having locals live there. Some friends that did rent their house out in the quarter (to help pay for the insane taxes) charge a premium and made sure the renters obeyed all the local laws. They are banned from this. They would have been happy to abide by the rules set for the rest

of the city, but at the last minute the FQ exemption was thrown in. This is unfair to them, and halting STRs will not remedy the problems. Enforce the rules we have, and apply them evenly! Do not ban STRs. Make property taxes only able to be raised incrementally each year not to exceed a certain percentage. Many areas do this so that locals are not forced out. NOLA should too.

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Ray G. Kern <[raygkern@yahoo.com](mailto:raygkern@yahoo.com)> 8240 Panola St comments at 8/20/2018 10:25:46 AM:

I've read most of the comments regarding Short Term Rentals submitted to the CPC. A lot of them are form letters from members of the Alliance for Neighborhood Prosperity. I'd like to see if the names and addresses on those letters are really residents. I do not take them seriously. I did focus more on the letters and email sent by residents who live in the city, care about it, and see the harm that STRs are doing to their neighborhoods. Their arguments are more compelling. The City Council motion M-18-194 requested the CPC to see "...if existing regulations should be modified to reduce any unintended secondary effects of STRs relative to the residential fabric of the city." Also, in Article 21.8.C.14.a (Short Term Rental General Standards) line 8: "**The short term rental shall not adversely affect the residential character of the neighborhood.**"

I own several properties in various neighborhoods and speak with the neighbors on this issue. I can say from the conversations I've had and from what I have witnessed that the residential fabric is being torn and the residential character is being adversely affected by what is essentially commercial use in residentially zoned areas. This is particularly true in our historic neighborhoods of Marigny, Bywater, Treme (where the STR density is greatest), but also applies to the Garden District, Mid-City and other areas as well. Our housing stock that was once available to residential rental for long-term tenants who live, work, and go to school is being supplanted by short-term rentals for people who don't. Quality of life, social fabric, cultural authenticity, call it what you may, all are being damaged by the current STR situation. It needs to change and I hope your report to the City Council will reflect what is best for our neighborhoods and for the people who live in them.

Sincerely,  
Ray G. Kern

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charles simonson <[rheawsim@yahoo.com](mailto:rheawsim@yahoo.com)> 7937 Oak St comments at 8/19/2018 2:38:31 PM:

I OWN ONE RENTAL AT 8014 BELFAST ST  
IT HAS 3 BEDROOM 2 BATH THE MOTHER RETIRED AND DAUGHTER WORKING WANT  
TO B AND B THE 3RD BED ROOM  
OBVIOUSLY THEY DONT HAVE A HOMESTEAD EXEMPTION  
IS THEIR A WAY THE NEW REGULATIONS WOULD MAKE EXCEPTIONS S FOR  
THEM THIS HELPS KEEP THEIR RENT AFFORDABLE  
JUST LIKE SOME HOME OWNERS THEY ARE STRETCHED THEY ARE PAYING THE  
HIGHER TAXES THE ASSESSOR AND CITY ARE CHARGING

IM SURE THEIR ARE LOTS OF OTHERS IN RESIDENTAL NEIGHBORHOODS WITH THE SAME PROBLEMS  
THANKS FOR HELP

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Betsy Wakefield <[betsy.wakefield@cox.net](mailto:betsy.wakefield@cox.net)> 2935 Ursulines Ave comments at 8/10/2018 10:18:22 AM:

I am a full time resident since 1999 and have claimed a homestead exemption since 2001. I occasionally STR part of my home that is licensed and pays taxes. In addition, I have a In-Law Suite on my property that is ineligible for an Accessory License.

My property is a standard size lot with one small building(In Law Suite) separated by approximately 12' of courtyard. The property has one address and one waterline. I am always there when i have short term rental guests. I have rented it for 3 years without any incidences and ZERO complaints from neighbors.

However, because of the courtyard between the buildings, an Accessory license is not available to me. If I built a room and/or hallway between the main house and the suite, I would then be eligible for another accessory license. This option is cost prohibitive as I gross approximately 8-9 thousand dollars per year on this rental. This money enables my to keep my home! Taxes and Insurance have doubled since I purchased my home in 2001.

The other option I have is to obtain a temporary license which I would happily do. Pay the fees- no problem. Guest pay taxes- no problem. Unfortunately, due to the moratorium, this is no longer a option.

Please consider the varied and unique homes that make up this city. Keep STR Licenses in the hands of NOLA Residents with homestead exemptions, regardless of whether they have a single, double or something more unique.

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Timothy M. Ruppert, P.E. <[tmruppert@yahoo.com](mailto:tmruppert@yahoo.com)> 2736 Orchid St comments at 8/9/2018 8:01:10 PM:

Short-term rentals are a good idea ONLY for residents wanting to rent out a room in their primary residence. Otherwise, it's not a B&B—it's a hotel. We should immediately end whole house short term rentals. Penalties for violators should be severe enough to dissuade any scofflaws. I'm a homeowner and a landlord and I abhor what Airbnb is doing to our city.

Anonymous <[airbnblandlordlanlord@gmail.com](mailto:airbnblandlordlanlord@gmail.com)> Marginy N Rampart St comments at 8/1/2018 9:49:20 AM:

Hello,

I cannot share my name because I currently rent on Airbnb and I am sharing a real opinion on STRs. But I want to give a fully honest, transparent review of STRs in New

Orleans.

Here is the positive - if implemented correctly, STRs give the people in this city extra income, most especially the Middle Class. If the policy is implemented correctly, STRs are truly an amazing way for musicians and people in the tourism to make a little extra income and SURVIVE. I believe that the original mission of STRs was to do just this, help the average person make some extra income. I began renting on Airbnb in 2015 and this is exactly what I, an owner of a double shotgun, experienced. Airbnb at that time was supportive, the mission gave us as musicians some extra income and we paid for school, and we enjoyed meeting people from all of the world!

But 3 years later, the company and mission completely changed. Airbnb pushes and supports Whole Home, Renovated, New, Modern, Hotel-Like Homes. We rent the other half of our double shotgun home, something that is in good condition but not new and modern. Not hotel-like. It is a lived in home where our families come to visit when we are not renting on Airbnb. As of April 2018, we simply cannot keep up with all of the new and hotel-like homes that have opened in New Orleans, that Airbnb completely 100% pushes upon their clientele and supports. If you look at the Airbnb website, they even show a separate section for "luxury" rentals. These are always whole-home rentals - for example, we recently had a renter cancel on us because they found a bottle of ketchup in the fridge of our rental. They canceled on us, sent a picture to Airbnb and we lost \$600 of income that we had planned on. We could barely pay our mortgage. I called Airbnb everyday, spoken with numerous people and in the end, they would not pay us a cent and cited the condition of the house due to the photo of ketchup in the fridge.

The company's mission changed from supporting the common person and giving us extra income to supporting developers and new hotels. At this time, I have to say that I, as an Airbnb renter, have an enormous issue with the way in which the company operates. It is not transparent, the review process is not fair, the support for modern whole home rentals is completely against our morals as a city. We must recognize that as a city, we rely on tourism, but we also want to promote our traditions and culturally-appropriate tourism. To do so, we must promote rentals that are traditional - this may be double shotgun houses where the owner lives on one side, or guest houses / rooms in houses. A renovated, modern and new whole home rental is not promoting the culture of our city - it is setting expectations that we, as the average Middle Class New Orleans citizen, simply cannot meet.

It is therefore why I, as a renter on Airbnb, request for the city to fully ban whole home and condominium rentals. If you cannot make that choice, then I request that you ban Airbnb completely from this city, for the sake of this city. I will lose out on a lot of income, but I cannot watch this city be destroyed by hotel-like homes that host people who choose those homes because they are looking for a hotel-like experience that includes large groups of drunks who, without the landlord present, cannot be contained. I say this from experience as we, living next door, have quieted or kicked out numerous groups that cannot comply with a NO PARTY rule. Allowing whole

home rentals simply destroys the city - even 90 days of Whole Home Rentals, an entire festival season!

So please, you have 2 choices.

Ban Whole Home Rentals 100% or Ban Airbnb 100%.

Thank you  
Anonymous Airbnb Landlord

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Susan Guillot <[susan@frenchquartercitizens.org](mailto:susan@frenchquartercitizens.org)> 632 N. Rampart N Rampart St  
comments at 7/31/2018 12:37:32 PM:

Dear Commissioners:

I write on behalf of French Quarter Citizens Organization. I urge you to oppose any proposal to allow the VCC-1 to legally operate short term rentals. If you allow an inch, it will turn into a mile. Allowing STRs will be the first step in turning the VCC-1 into another VCE. There has long been a plan by the French Market Corp. to have a VCE on Decatur around the French Market. There has also been a push to have a VCE on Rampart street. If this happens, it would sandwich the last four residential streets, Chartre, Royal Dauphine and Burgundy inbetween three VCEs. Even now, Bourbon street is hurting tourism and the convention business. If the VCC-1 goes down that path, things will go from not good to disasterous. Not only for residents, but for tourists and conventions alike. Those who say the VCC-1 was "meant to operate like the VCE" are incorrect. If that were so, it would have been created as a VCE. It was not. This is merely an attempt to have another chunk of the Quarter where "anything goes". Additionally, where ever STRs operate, they "creep" to surrounding streets. Ask the residents who live on streets backed up to Bourbon street. I am sure you are aware that the STRs there do not restrict themselves to the VCE. They creep up Bourbon and down Bourbon and over to the cross streets of Bourbon. The same will happen if the VCC-1 is allowed to operate "like a VCE" to operate short term rentals. The proponents are not residents who are just "trying to make end meet". These are people who deliberately bought in the VCC-1 with the intent of cashing in on the tourism dollar. For the sake of the rest of the French Quarter, we urge you to oppose allowing the VCE-1 to legally operate short term rentals.

Thank you,  
Susan Guillot  
President, French Quarter Citizens.

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Courtney Egan <[courtney@courtneyegan.net](mailto:courtney@courtneyegan.net)> 2500 Constance St comments at  
7/27/2018 10:09:31 AM:

Dear Council,

My husband and I are long term residents of the Irish Channel. We have owned our home for 23 years. We have a homeowners exemption. Last year we renovated a part of our property, a "mother in law" cottage, for my mother to stay in when she visits,

since she cannot climb the stairs to our living quarters. When my mother is not here, we short term rent.

**This is our only STR.** This is valuable income for us, that we cannot replace, and at the same time it allows my aging mother to visit.

**Since we first purchased our house in 1995, our homeowners insurance has increased from roughly \$800/year to \$6000/year, an increase of 650%.**

**Our property taxes, which were ridiculously low in 1995 at \$50/year, are now roughly \$3000/year, an increase of nearly 6000%.**

**My salary as a teacher from 1995 to 2018 increased roughly 100%.**

I am now retired. My salary did not keep up with the cost of housing in Orleans Parish, **even with our mortgage paid off.**

**The STR has become key in our ability to continue owning a home in Orleans Parish. Because of this, I support STRs if the owners are residents, and possibly only if they have a homestead exemption.**

I DO NOT support out-of-state owners of STRs.

I DO NOT support operations that own and manage many, many STRs in our city and operate as corporations (see "Sonder", etc.)

**I feel that STR licenses should be re-evaluated, and that only residents with homestead exemptions should be allowed to operate an STR.**

Courtney Egan  
David Sullivan

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Jared Mouradian <[jamouradian@gmail.com](mailto:jamouradian@gmail.com)> 1326 St Roch Ave comments at 7/19/2018 3:27:37 PM:

Residents with Homestead Exemptions are losing their STR licenses because of an arbitrary, unfair, and generally overlooked consequence of regulation.

I am a full time resident. I claim a homestead exemption here in New Orleans. I occasionally STR part of my home. Regardless, I was ineligible for an Accessory License. Accordingly, I obtained a Temporary license, and I will likely lose that license because of City Council's vote in May.

My property is a standard size lot with two small buildings (a tiny cottage and a tiny shotgun) separated by approximately 12' of courtyard. The property has one address and one waterline. This is my home and where I claim homestead exemption. I am always there when I have short term rental guests. I can hear and see everything

going on my property. And, I could respond to any issue (if I ever actually had one) in about 5 seconds.... *quite literally* .

However, because of the courtyard between the buildings, an Accessory license was not available to me. The OneStop advised that if I built a room between the little buildings, then I would be eligible for an Accessory License.

To be clear, building a 10' room that I have no use for, running through my garden, would only serve to block light, sound, and make access between the living spaces *more* difficult. Regardless, because of the cost of my property, I may have no other choice if Accessory Licenses are not made available to all on site residents with homestead exemptions.

Please consider the varied and unique homes that make up this city. Keep STR Licenses in the hands of NOLA Residents, regardless of whether they have a double or something more unique.

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Jamie <[JJoompa@aol.com](mailto:JJoompa@aol.com)> 330 Haight Avenue Alameda, CA 94501 comments at 7/12/2018 10:58:37 PM:

As a former New Orleans resident I would urge you to support any and all restrictions on STRs. Residents deserve affordable housing and STRs are contributing to rising rents and displacement of long-term residents who have a vested interest in the city.

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Emily morgan <[emichrismorgan@gmail.com](mailto:emichrismorgan@gmail.com)> 2423 Broadway St comments at 7/12/2018 2:23:15 PM:

Airbnb/short term rentals are destroying our community and neighborhoods. Our culture will become extinct without a nurtured community.

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Mary V. Hewes <[maryvictoriahewes@gmail.com](mailto:maryvictoriahewes@gmail.com)> 601 Baronne St comments at 7/11/2018 12:27:01 PM:

STRs are eroding our neighborhoods and communities, and also contributing to our housing crisis. Please discontinue whole-house STRs and any other STRs that are not part of a house with a homeowner exemption. A few years ago, I was displaced by STRs when my (non-residential) landlord converted a six-unit rental house into a STR. Then I was subject to rising rents and limited availability of long-term rental homes due to the effects of STRs on the market. Then I suffered along with my many neighbors in the Irish Channel as one house after another was sold, cheaply renovated, and converted to disruptive STRs. Please listen to your communities, your long-term residents, and your voters! Restrict STRs!

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Daniel Jonathan Rubin <[rubindj@gmail.com](mailto:rubindj@gmail.com)> 7300 Lakeshore Dr comments at 7/11/2018 8:42:57 AM:

I have two issues:

1) Make sure to consult with an attorney about regulating AirBNB, Vemo, etc. directly. With the change in the law after the SCOTUS decision in the most recent term, they most likely are now subject to LA laws and ordinances.

2) I support adding MIL units to the current accessory license. There needs to be a limit of STR's for mult-unit properties (25%?). If it gets too high, it makes rental life miserable.

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John Lorenzen <[johnplorenzen@gmail.com](mailto:johnplorenzen@gmail.com)> 6050 Milne Blvd comments at 7/11/2018 7:09:02 AM:

As a hospitality worker and a renter living in New Orleans Short Term Rentals have not only impacted my income (through decreased hotel sales) they have raised my rent and prevented me from being able to purchase a home.

I also have colleagues who are unable to live in Orleans Parish because they cannot afford the exploding rent that is a direct result of decreased supply due to STR's. There are full blown commercial operations that function as limited service hotels (Merchantile building on COmmon st is a good example). These operations are not regulated as a hotel would be, this is an immediate advantage over an industry that employs a large majority of New Orleanians.

Please fix the STR issue and help bring our rent down and business back one of our biggest industries - hotels.

THanks,  
John

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Lisa Kutyreff <[lisa.kutyreff@gmail.com](mailto:lisa.kutyreff@gmail.com)> 2425 Napoleon Ave comments at 7/10/2018 6:32:23 PM:

My mother and I own a 3 story house on the corner of Napoleon and Freret. We have rented out the second floor to local New Orleans residents since we bought the place in 2013.

Since 2013 we have housed 2 medical students, 2 French nationals who taught and studied at Tulane, and an Italian exchange student. Currently the rooms are occupied by a tenant who rebuilds houses in the New Orleans area, and a local actress who is deeply involved in local theatre. She is our longest renting tenant, at about 5 years. We rent one room at \$650, one at \$600, and one at \$500, priced based on making it affordable for people who live here while also being able to cover our mortgage.

We've had a lot of turnover, but we've never had any trouble finding someone to take the rooms. There are a lot of people out there who contribute to New Orleans who can afford rent as long as it's priced with the people of this city in mind. We can't turn neighborhoods into hotel complexes. We're pushing out the very people New Orleans depends on for it's tourism industry.

I hope we consider who's really profiting off of STRs and how it's creating a long term negative impact on New Orleanians.

Nicolai Alatzas <[alatzas.nicolai@gmail.com](mailto:alatzas.nicolai@gmail.com)> 1463 North Dorgenois N Dorgenois St comments at 7/10/2018 11:05:03 AM:

STR's must be limited to citizen's of New Orleans. That being said all locations should be made available to homes with New Orleanian's doing room share regardless of ownership. And whole house rentals or doubles should be restricted to owners with homestead exemption. The recent ruling disallowing tiny homes should also be removed and allow homeowners and New Orleanian's to tap into our tourism dollars and New Orleans #1 economic driving force. Drive economic stability for the constituents and disallowing foreign investors taking advantage of our housing market.

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Susan Dike <[Susanzel55@aol.com](mailto:Susanzel55@aol.com)> 823 Ursulines Ave comments at 7/9/2018 4:10:36 PM:

STRs should be restricted entirely to those with a homestead exemption. Corporations and out of town or in town enterpreneurs should not be able to make hotels out of homes and subjecting neighbors to unvetted strangers who may not respect anyone (l.e. Taking up two parking spaces for one car, taking multiple parking spaces for multiple guests, creating disturbances and noise, littering and indecent behavior). Zoning laws are being broken when residential neighborhoods are forced to support a business and that is exactly what a STR is. People have been evicted so that greedy businesses can install themselves. Rents are already out of control and will rise to pressure people out of their homes. I don't see where there is ANY advantage to average citizens to have STRs take over. If one owner wants to rent out a room or two of the home where they live, ok if they have a homestead exemption exemption.

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Stephanie johnson <[Steffijohnson@hotmail.com](mailto:Steffijohnson@hotmail.com)> 810 St Peter St comments at 7/4/2018 7:32:21 AM:

House across the street left bagged trash in over flowing rolling bins on the street for weeks,drawing rats. Private trash collectors would NOT pick up the bin, because there was no contract for that particular labeled bin. Finally,i had to call the city to report it as abandoned to remove it.

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Cheyenne Hornburg <[cheyennehornburg@gmail.com](mailto:cheyennehornburg@gmail.com)> 3132 Chippewa St comments at 7/4/2018 6:25:28 AM:

My husband and I moved to NOLA two years ago to a shotgun double Uptown on Dryades at Napoleon. At the end of our one year lease, we extended our lease by a year. In November of that second year, right before Thanksgiving, our landlord contacted my husband and asked if we could move by the end of November because he wanted to convert it to a short term rental. At this point, we had 5 months left on our lease. The other side of our double had recently been rented after being vacant 2-3 months yet they suddenly chose to ask us to move. And, our neighbor was paying \$200 less a month than us! The landlord did give us \$500 towards our moving expenses and refunded our deposit. However, being asked to find a new home at the holidays at such short notice was really stressful. We ended up moving to a less-expensive, nicer home in the Irish Channel. Our current landlords are excellent. The experience, however, has tainted my view of short-term rentals. We miss our old neighbors and neighborhood. Our neighbors were not happy to hear of the situation,

both for our sakes and theirs. I think short-term rentals are in danger of destroying neighborhoods and the sense of community within them. They are also driving up prices for folks just trying to live their life. I think short-term rentals should be severely limited in residential, non-tourist areas.

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Nicholas Weber <[Nicknash@aol.com](mailto:Nicknash@aol.com)> 3331 Burgundy St comments at 7/3/2018 11:28:12 AM:

I am in favor of short term rentals either whole house or partial with some restrictions. Perhaps that the property is owned by individuals who reside in the city and not owned by an incorporated company. The additional income helps the individual owner to pay the doubling property taxes and insurance premiums. Eliminating whole house short term will not lower rents as the cost mentioned above will be passed on and keep rents high.

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Barbara Beckman <[bbeckman@tulane.edu](mailto:bbeckman@tulane.edu)> 1122 4th Street Washington Ave comments at 7/2/2018 4:00:08 PM:

New Orleans is a premier destination for sustainable tourism because of its unique culture. This business will continue to grow and reward us with an economic engine that is unsurpassed UNLESS we give away our culture to those outsiders who are continuing to buy properties as mini hotels. They don't care about our unique culture. Tourists won't continue to visit unless we preserve our historic neighborhoods and restrict STRs to commercial areas. Homestead exemptions should be required. I have lived in my home since 1977 and have never felt commercialism eroding my historic neighborhood until STRs arrived. Please save our unique culture from those who want to profit at all costs and have nothing to lose! Dr. Barbara Beckman

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Allain Hardin <[afhardin83@hotmail.com](mailto:afhardin83@hotmail.com)> 3203 Prytania St comments at 7/2/2018 10:58:02 AM:

Complete exclusion of STRs from those neighborhoods impacted the most by tourist should be implemented. This is to avoid these areas from becoming "Epcot" like creations. It should be a neighbor based determination made by the citizens acting through their council representatives. Wide open STRs are the electronic age equivalent of a River Front Expressway or a Napoleon Ave bridge. They in effect monetize our neighborhoods and local culture mainly for the benefit of out of town corporations and speculators. Keep neighbors in neighborhoods. Thank you.

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Liz Thorpe <[Thorpe.liz@gmail.com](mailto:Thorpe.liz@gmail.com)> 3026 Annunciation St comments at 5/24/2018 3:01:08 PM:

The current STR regulations aren't working for New Orleans but the potential of STRs as a valuable tax revenue generator and income subsidization tool for residents is vital. Let's not throw the baby out with the bath water.

Moving from least to most complicated:

- 1. Type A License (owner-occupied dwellings requiring a Homestead exemption, in residential neighborhoods).** These are the most successful/least debated of the 3

license types. There seems to be near universal agreement they're working pretty well.

**The Problem:** Properties exist with Homestead exemptions despite absentee landlords. This leads to abuse by guests and reduced quality of life for neighbors.

**The Solution:** Criteria that tie the right to have/renew a license to complaints from neighbors. An online system whereby neighbors can file complaints by address. Required to provide their name and address; required to be within a reasonable distance of problem property (say, 1-2 blocks); required that complaints must come from multiple neighbors to prevent one mad neighbor from tanking someone's license. X number of complaints in Y period of time (to be calculated as a percentage of housing density on a given block) and the city must investigate the property. It will be pretty clear if the owner is Absentee. Violation results in revocation of license and inability to renew for 2 years.

## 2. Type C license (owners or operators in non-residential zoned districts)

**The Problem:** There are non-residential zoning districts that run through neighborhoods (for example, St. Claude cutting through Bywater or Magazine Street cutting through Garden District/Irish Channel) and there are non-residential zoning districts that are predominantly and by character commercial districts and are densely populated with hotels, though people do live there (for example, the CBD, that would be Central BUSINESS District and the Warehouse District).

**The Solution:** Type C1 licenses in commercial neighborhoods stay as is. No conditional use permits, though the license fee should be raised significantly, like to \$10-\$25K/year. Let these be developed, raise revenue for the city, create more places for tourists to be where tourists already are.

Create a second class of C2 License for non-residential zoned streets bounded by historic, residential neighborhoods. Require conditional use permits.

## 3. Type T license (owner or long-term lessee who need not be present, in residential neighborhoods).

**The Problem:** These are supposed to be capped at 90 days per year but this is not currently enforceable because no platform except Airbnb is collecting taxes/fees and sharing data with the city, and even Airbnb is not doing so in a timely manner. Investors and absentee owners have bought up properties in historic residential neighborhoods; this is driving up real estate prices, driving long-time residents out of the neighborhood and severely compromising quality of life for remaining residents. This is particularly true for traditionally mixed income and/or mixed race neighborhoods proximate to the French Quarter, namely Tremé, the Marigny and Bywater (see comment 4 below, French Quarter Exemption).

**The Solution:** There are 2. One is complicated, time consuming and requires a lot of work on the part of the city which, let's be honest, hasn't been our strong suit. The other is really easy and would cost the city valuable tax revenue but this can be made up (see 2, above and 4, below)

**The Hard Solution:** Give all platforms (VRBO, Home Away, Airbnb, etc) 6 months to get legit. That means: they collect all taxes and fees and agree to an automatic

data share with NOLA every 15 days, not within 30 days by subpoena. Expedia (VRBO and Home Away owner) has already said they won't do this (see **The Easy Solution**, below). Every host must register under a single license number and report to the city which platforms they plan to use. Failure to report a platform results in revocation of permit and inability to renew for 2 years. This single license is used to track a property across multiple platforms. Every 15 days the city runs a data sync across all platforms' upload by license number to see that properties are complying with the required minimum day count. If at this time a license number is found on an unreported platform, license is revoked. Also, lower the annual cap from 90 days to 45 days which is enough for an actual property owner to make bank over Mardi Gras or Jazz Fest but isn't enough time to be worthwhile to an investor. Implement the same neighbor-driven feedback mechanism suggested in 1, above. Violations result in revocation of license and inability to renew for 2 years. Raise license fee for those without Homestead Exemption from \$150 (the CHEAPEST of all 3 license fees, BTW) to \$7500/year.

**The Easy Solution:** Revoke this type of permit for anyone lacking a Homestead Exemption and reduce the time period from 90 days to 45 (or 30).

**4. French Quarter Exemption:** Stop giving the Quarter special treatment at the expense of those (less affluent, traditionally home to people of color) neighborhoods around it. The Quarter has 2 zoning districts. One is commercial. That's the half that borders Canal and the CBD, is dominated by Bourbon Street and T-shirt shops and is overflowing with empty, unused buildings. Oh! And is where all the crime occurs, perhaps because most of the side streets are dark and unused. This is zoned as a commercial district and should be developed as a commercial district. The tourists want to be near Bourbon Street, let's have them! Let's let them pay to fill up our empty buildings, generate revenue for our city, and create foot traffic that will support commerce on the side streets and make them active instead of dark and empty.

The other half of the Quarter is zoned residential. It should be subject to the same restrictions as any other historic, residential neighborhood.

The hotel moratorium in the Quarter dates back to the 1950s when historic buildings were being destroyed to build hotels. The moratorium very successfully pushed hotels into the CBD and Warehouse District, building them into commercial hubs. The STR Quarter carve-out is a bone to the hotel lobby. If our concern is about protecting all neighborhoods and all residents and all cultures why does the affluent and predominantly white residential Quarter get treated differently? Furthermore, the architectural styles in the Quarter are not conducive to Type A licenses so really you're talking about occasional whole-home rentals by owners when they're out of town, with a feedback loop for neighbors who are compromised.

**5.** And finally, all this is also directly tied to a real **lack of affordable housing** in New Orleans. By taking the Easy Solution in 3 (above) investors will begin dumping properties that are no longer profitable to them. That's Step 1. Step 2 is to bring back

a requirement that residential development in New Orleans include a % of units that are affordable, and incentivize developers with tax abatements to make this economically feasible. That's standard practice in big cities and it works. No one is going to build cheaper housing if they can't make money doing it.

Thank you.

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Molly MacPherson <[itsmemolly@gmail.com](mailto:itsmemolly@gmail.com)> 1217 St Mary St comments at 5/24/2018 2:03:47 PM:

Thank you for hearing public comments on this issue.

I've lived in the Lower Garden District for a decade and have watched many of my friends, particularly those in the service industry (which drives our economy), be forced out of the core of the city, where they work, as rents have skyrocketed. I'm watching the character of my neighborhood change as large apartment buildings go up for exclusive STR use. I've seen neighbor relations change as nobody is certain who lives here anymore and who is just stopping in. I feel my safety is affected as well, not knowing as many of my neighbors anymore (because they aren't there - they are tourists).

I'd ask that you consider reigning in the rampant STRs in our neighborhoods with more rigorous restrictions to give the residential parts of New Orleans back to its residents.

Thank you.

Molly MacPherson

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Qi Wiggins <[qianawilson@yahoo.com](mailto:qianawilson@yahoo.com)> 610 St Andrew St comments at 5/14/2018 2:52:53 PM:

Short term rentals are changing New Orleans. This economy is built on HRT. The more we allow illegal, full time hotels to operate in this city...more ppl will suffer the economics. Blacks and other people of color will never be able to gain any economic advantages since most HRT...more so hotels are staffed by the POC in New Orleans and surrounding parishes. SRT's also erode neighborhoods...making them stranger danger land.

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Jonathan Goedecke <[Jonathan.goedecke@gmail.com](mailto:Jonathan.goedecke@gmail.com)> 2709 St Thomas St comments at 5/11/2018 2:50:44 PM:

I believe that any house with a residential zoning should require a homestead exemption. All properties with mixed use or commercial zoning should have conditional use permits with a cap per block face. STRs should be legal in the French Quarter.

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Ramsey <[Ramseymarcello@gmail.com](mailto:Ramseymarcello@gmail.com)> 2416 Laurel St comments at 5/11/2018 10:53:10 AM:

I hope the new regulations tie short term rentals to a Homestead Exemption. I feel this will allow locals to supplement their income, but also prevent outside interests from taking over. I also believe the city should have better access to homesharing sites to prevent double dipping on length of stay (90 day current cap isn't enforceable). Finally, if people violate the new rules the penalties need to be severe, not a simple fine of a few hundred bucks.

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Caroline McGee <[carolineomcgee@gmail.com](mailto:carolineomcgee@gmail.com)> 1107 St Anthony St comments at 4/30/2018 2:13:23 PM:

I am pro short-term rentals! I am a full time property manager for short term rentals. I manage 5 properties in the city and I love my job and I love New Orleans. Short-term rental brings a ton of money into the city. WDSU news reported that short-term rentals raised \$6 million for the city from taxes just this past year. That is HUGE! How could we live as a city without that income? We already struggle with safety, not having enough police, and the sewage and water board keeping our city up to code. Could you imagine where we would be if we didn't have that \$6 million from taxes? We would be in a much worst situation than now. It is scary to think about! Also, short term rentals brings money into local neighborhood restaurants, shops, and businesses that might not be discovered because they are outside of the downtown area or not a major tourist attraction. Short term rentals has also helped cleaned up our neighborhoods and streets. For instance, there have been several homes that sit abandoned and in blight condition but people have taken the opportunity to rebuild, restore, and preserve these historic homes in order to make them a short term rental. Therefore, our city is improving everyday due to short-term rentals. As a millennial, when I go on vacation whether it is to San Francisco, Scottsdale, AZ, Destin, FL, Austin, TX, or Charleston, SC, for example, I choose to stay in short-term vacation rentals. It's an awesome way to see cities as a local, save money, and enjoy my vacation. I pray that our city will see all of the positives short-term rentals have brought to New Orleans, such as jobs, individual income, business opportunities, improvements to blighted homes, business to brick & mortars, and allowing visitors to enjoy our city as much as we do. I would like to thank the New Orleans City Council for allowing us to voice our opinion and values. Sincerely, Caroline McGee

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Matthew Wilson <[matthew.clifford.wilson@gmail.com](mailto:matthew.clifford.wilson@gmail.com)> 8720 Plum St comments at 4/25/2018 2:47:02 PM:

Air BnB is good for people who want to rent out a room or even half their house, I am fine with that. The problem is that the vast majority of Air BnB rentals are owned by someone who has many Air BnB properties, and often does not even live here. Why let someone like this get around hotel regulations? If they want to run a hotel, let them run a hotel. This is not what Air BnB is supposed to be. Entire neighborhoods are being displaced to make way for these tourists. We have an affordable housing crisis in this city, and Air BnB is one of the main problems. Please make enforceable limits; one person cannot have more than one Air BnB property, whole homes should be limited

to one or two months a year, and neighbors should be consulted. Stop destroying the culture of this wonderful city by turning it into a citywide hotel.

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Carolyn D. Goodwin <[carolyndg2004@yahoo.com](mailto:carolyndg2004@yahoo.com)> 713 Burgundy St comments at 4/24/2018 11:14:36 AM:

GOOD DAY:

Thank you for taking on this momentous task. Your recommendations will be far-reaching for home-owners, long-term renters and the neighborhoods which make up the fabric of our city. For most residents, our homes are our largest investment. Buying a home is not only a financial investment but an emotional one. Our homes give us a sense of security and control over our environment. There are also social benefits in home ownership for the community such as greater political participation and support of social service and religious organizations. In areas like New Orleans, our neighborhoods define us. Most thoroughly investigate a potential home and its neighborhood. We rely on existing zoning laws to protect us from negative influences. Buying a home requires trust. We trust any changes to our neighborhood will require our input and negative disruptions will be dealt with by city officials. We trust existing laws will protect us and the city will enforce the laws designed to protect the community, our investment and our peace of mind.

We don't anticipate losing our neighborhood but that is happening now in NOLA. Neighbors are being replaced by transient renters as homes are bought strictly for investment. We couldn't have foreseen the changes internet platforms would have on our lives. Now we find ourselves trying to solve a problem that has taken years to develop and has spread at an alarming rate. In looking for a solution, we should acknowledge changing times while working to protect the investment in our homes, our heritage and culture. Laws are often passed to alleviate an existing problem. My comments on how possible legalization of short-term rentals might be structured are the result of my experience living with it daily. Although banned in the French Quarter, I am surrounded by it.

**DENSITY:** Limits have to be set on the number of short-term rentals permitted in an area and the number of guests per unit. There are six short-term rentals operating within a block of my home. Only one has a nearby owner. Four others were fined by the city for operating illegally. One is a

beautiful Creole cottage purchased by a group of out-of-state investors to convert to a short-term rental. This practice of six or more investors pooling money to purchase an investment home is becoming common. For many speculators, this does not represent a substantial financial investment and does not lead to an interest in the welfare of our community beyond it's ability to provide profit.

Some short-term rental hosts do not set limits on the number of guests allowed. The population in these buildings swells from Friday-Monday. As many as ten people fold themselves into a one bedroom home. The resulting crowding pushes the party and rolling trash carts to the sidewalk. They arrive with ice chests and cartons of beer and leave behind trash cans filled to the brim with take-out pizza boxes.

Hotels and B&Bs demand a level playing ground. Without controls on density this is impossible. How many hotels allow or are willing to allow an unlimited number of guests per room? The result would be additional damage to hotel property, higher insurance premiums and complaints from other guests. But we think nothing of allowing short-term rental hosts to subject their neighbors and neighborhoods to the same abuse.

**NEIGHBORHOOD NOTIFICATION:** Neighbors **MUST** be notified when a person applies to host short-term rentals and be given the opportunity to voice support or opposition. We find out a property has been converted to an Airbnb by the posting of a permit. We are not given the opportunity for input. In New Orleans we live cheek to jowl. Many older homes have little insulation or sound-proofing. Remember, Miss Annie, in *A Confederacy of Dunces*. At one point, she says about the noise next door, "Like it's driving me nuts. My nerves is shot." Many residents are past that point.

**PERMITTING:** Short-term rentals should be allowed only in residences with an on-site host. To be eligible for a legal license a potential host should present proof of commercial insurance and registration for commercial rates with S&W. Proof of a homestead exemption is vital and there has to be an investigation of the property to ascertain if this is valid. Three hosts of short-term rental properties near me receive homestead exemptions and do not live on the property. If the residence is a rental apartment, written and notarized landlord approval should be required. The use of a condo for short-term rentals must be approved by the condo board with a written permit presented.

Licensing fees should be substantial. Short-term rentals in my block range from \$179.00 to \$500.00 per night off season. A full-time short-term rental is a business and property taxes should reflect that. Other areas tax

property bought solely for the purpose of renting at a higher rate. Why can't we?

**HOST ACCOUNTABILITY:** Hosts must be held accountable for their client's behavior. Information on noise restrictions, trash disposal, pets, and group gatherings should be posted permanently. Reported infractions would be investigated by the enforcement body and fines levied. Three strikes and the host loses his short-term rental license for a prescribed amount of time.

**SHARED CITY RESOURCES:** Short-term rental hosts should pay commercial rates for S&W and electricity. Ads should state explicitly that parking is not included in the rental and parking regulations must be posted. Many hosts give guest their residential parking pass. Some sell the use of the pass and use it as an enticement for rental. This is illegal and anyone doing this should lose their right to a residential parking pass. Guests from suburban areas have no concept of parking in a congested city. Recently, I observed a public dispute between two groups of short-term renters over the parking space in front of one of the rentals. Both felt they had a right to the parking space for an extended amount of time regardless of the two hour residential parking limit.

And most important: **ENFORCEMENT:** Please don't waste your valuable time and the resources of taxpayers on a plan that cannot be enforced. Presently, we have an ordinance which attempts to spell out what is legal and not. Unfortunately, only one platform was involved in its formation. For the others, it's business as usual and hosts simply switch from one to another. Enforcement shouldn't force neighbors to confront neighbor or expend their resources doing the city's job. Any legislation adopted must pass the final test. Can it be enforced? How will it be enforced? Does the city have the resolve to enforce? Will financing be available for enforcement?

**HISTORICAL DISTRICTS** such as the French Quarter, Treme and the Garden District are part of the draw of New Orleans. The protection of historic neighborhoods differs from the protection of a single artifact. When seen together French Quarter buildings represent the typical scene of the city in a historical period. An excerpt from a research paper by the China Academy of Urban Planning applies to the historical districts of New Orleans. "The continuity in function and cultural succession should be protected. Historical urban areas are home to a large number of residences, and these areas are the living form of cultural relics. Aside from the buildings themselves, the

culture attached to them should be protected as well. In other words, their functions should not be undermined, and the living environment should be improved.” New Orleans’ historical areas are being diluted and the living environment is disintegrating. The very things that entice tourists to our area are disappearing. We’re becoming “Any City” with gumbo. Property investors and speculators are interested in turning a profit not the protection of our historical areas. Again, an individual who does not respect and abide by present law has no incentive to abide by the laws that protect our historical areas. Laws legislating short-term rentals must safeguard historical districts.

Finally, I respectfully request you give the same consideration to the needs of New Orleans’s residents as to those of visitors and property speculators. What you recommend will affect the value of our property and our quality of life. We’ve already seen this in many areas of the city. This is the second go round for you. Now you have first-hand experience to draw on. I know you will endeavor to do your best for the residents of this city. We deserve it.

Respectfully,

Carolyn D. Goodwin  
713 Burgundy St.  
New Orleans, LA 70116  
carolyndg2004@yahoo.com

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Brian R Furness <[brfurness@aol.com](mailto:brfurness@aol.com)> 1031 St Ann St comments at 4/23/2018 5:24:46 PM:  
tShort-Term Rental Committee  
New Orleans, Louisiana

April 24, 2018

City Planning Commission Short-Term Rental Study  
Mandated by City Council Motion M-18-73

Statement by:  
Brian R. Furness  
Chair, Short-Term Rental Committee  
(As prepared for delivery)

I am Brian Furness, 1031 Saint Ann St., and speak today as the Chair of the Short-Term Rental Committee. The Committee is composed of people from across New

Orleans who have for over 20 years advocated for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

The Council mandated the City Planning Commission (CPC) study the effectiveness of the short-term rental ordinances enacted in 2016. This is appropriate and timely. Since the laws entered into effect in 2017, some neighborhoods have been overwhelmed by permits and by tourists. Internet platform cooperation has proven illusory. City enforcement has been dedicated, but we clearly need stronger tools to strengthen the City's enforcement ability. Our neighborhoods – and neighbors and residents – continue to be subjected to the neighborhood-destroying influx of transients and exploited by the commercial greed of non-residents. This process is abetted by intransigent internet platforms, some of which have refused to cooperate with the enforcement of our rules and regulations in any manner.

In 2016, Mayor-elect – then Councilmember – LaToya Cantrell declared that New Orleans had to get short-term rentals right. We didn't. This study is an important step in helping the incoming Council “get it right.” The Short-Term Rental Committee believes that “getting it right” requires that the CPC:

1. *Recognize that STRs are a Commercial Use.* The CPC 2016 study regarded STRs as a “residential use with commercial implications.” As experience and statistics demonstrate, this is just plain wrong. STRs are clearly a “commercial” use (after all, money changes hands), with significant, predictable, and documented residential impact. This has proven especially true for “Temporary” permitted properties, but also applies to “Commercial” and certain “Accessory” permitted properties.
2. *Focus on protecting neighbors and neighborhoods.* The CPC must clearly establish that the purpose of the study and its recommendations should be to ensure the protection of neighbors and neighborhoods. Making mortgage payments and renting out a spare bedroom are mostly fairy tales; experience and statistics show that STRs are more often exploited by non-residents and partnerships/corporations solely for economic gain, often owning and/or operating multiple STRs. This impact has been felt most strongly in neighborhoods characterized by a large number of “Temporary” permits.
3. *Analyze internet platform issues.* Assurances and hopes that the internet platforms would facilitate enforcement have proven largely illusory. Cooperation is grudging at best, often non-existent. Assertions regarding tax collection cannot be proven. The CPC study must review the measures other jurisdictions in the United States and abroad have developed to discipline internet platform behavior.

We trust – and expect – that the study will lead to recommendations, including:

- *Compelling* proactive internet platform cooperation by requiring the removal of unlicensed listings (including those exceeding usage limits), provision of operator and location

information, and sharing operator usage information with city enforcement authorities on a timely and routine manner;

- *Requiring* a homestead exemption for all “Temporary” STRs, and imposing density and much reduced usage limits clearly consistent with the objective of protecting neighborhoods and neighbors;
- *Retaining* provisions banning STRs to protect extremely vulnerable neighborhoods, such as the French Quarter, and extending protections to neighborhoods that have been shown to be especially vulnerable, such as the Garden District, Treme, Marigny, and Bywater;
- *Recommending* ways to foster the availability and affordability of housing, particularly for the City’s disadvantaged;
- *Addressing* the impact of “commercial” STRs, especially in historic zoning districts, that have reduced housing availability, quality-of-life, and negatively affected existing businesses without creating a right that runs with the property instead of the owner; and
- *Recommending* taxation provisions that are auditable, effective, and enforceable — and match those paid by comparable entities.

The Short-Term Rental Committee looks forward to further discussions and opportunities to present our recommendations in detail, and in its written submissions.

Thank you.

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Zak Rahman <[rahmanz1952@gmail.com](mailto:rahmanz1952@gmail.com)> 2483 Royal St comments at 4/22/2018 10:23:03 PM:

We support requiring “Homestead Exemption” for STR license holders.

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Margaret Walker <[Margaretwalker214@yahoo.com](mailto:Margaretwalker214@yahoo.com)> 1526 Pauger St comments at 4/22/2018 9:37:48 AM:

I have lived on my street since 2004, we always had great neighbors and watched out for each other. Now all I have is bunch of tourists walking up and down the street yelling and screaming at all hours of the night and day. They walk in packs of 6 to 20. They drop their litter and leave broken bottles on the sidewalk. This neighborhood is zoned residential, yet I have 2 air B&B’s on the block. On the corner of Burgundy and Pauger all the houses are STR but the apartment building. Two of the them the owners do not live New Orleans. The next block has 6 STR and the following block is all but one. Who would want to live in a neighborhood like this? It is the neighborhoods of New Orleans that make it such a special place to live, this is all gone.

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Stephen Fowlkes <[coulonguesthouse@yahoo.com](mailto:coulonguesthouse@yahoo.com)> 714 Spain St comments at 4/21/2018 10:45:31 PM:

--STRs should be limited to 2 per block, so that whole blocks and neighborhoods don't become de facto hotel zones, with fewer full time residents.

--All STRs should have an owner or manger that resides on-site, to help prevent guests' unruly and/or disruptive behavior that would disturb full time residents.

--The French Quarter should be kept free of all STRs, in keeping with the decades-long hotel moratorium.

--Require a Homestead Exemption for all Temporary STRs!

Limit temporary rentals to 2 rentals per year for a total of 15 days per year.

**--Online platforms (like AirBnB) should be required to share their data with the city, so that the city doesn't have to waste money and time by chasing down this information from all of the platforms.**

--Quality-of-Life: Permit cancellation and renewal should be explicitly linked to an absence of quality-of-life complaints.

--Experience elsewhere: Even in the 18-months since completion of the last CPC study, the legal and political environment for STRs has changed substantially. I recommend that the experience and initiatives of other jurisdictions be analyzed and evaluated, and the lessons learned applied to New Orleans.

--Life Safety: The CPC should recommend strong enforcement of rules designed to protect visitor/guest safety, and inspection prior to permit issuance or renewal (similar to the requirements on other lodging establishments, such as B&Bs, hostels, and hotels).

--Eliminate Type "C" / Commercial STRs in neighborhoods where it has proven most harmful...VCE, HMC-1, HMC-2, HM-MU, HU-B1A, HU-B1, and HU-MU, and require ADA compliance in any remaining Type C locations.

--Require platforms to 1) remove unlicensed listings, 2) require operators to provide legitimate license numbers, and 3) share operator information with the city to aid enforcement in a timely fashion.

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Caleb Hicks <[caleb.architect@gmail.com](mailto:caleb.architect@gmail.com)> null comments at 4/16/2018 9:47:39 PM:

In my opinion, the biggest problem with short term rentals in New Orleans is the apparent commercialization of large numbers of one- and two-family residences by a small number of Airbnb operators. Airbnb claims that it allows small owners to help pay the mortgage, but it's clear that that is not what's happening at a large scale here.

I would like to see requirements added to the short-term rental permit that limit permits to either a) full-time rental of unoccupied units by the building owner living in a different unit in the same building, or b) a temporary rental of the permit holder's full-time residence.

More simply, I think people should be able to list the other side of their own shotgun house on Airbnb, and I think people should be able to rent out their primary residence while they are on vacation.

While I know there is some support for using homestead exemptions to meet essentially the same limitations I would like, I think some other method of verifying residency should be required to give renters the option of listing their full-time residence for short-term rental (presuming their lease agreement doesn't prohibit it).

Ashley Christensen <[Ashley.christensen@yahoo.com](mailto:Ashley.christensen@yahoo.com)> null comments at 4/16/2018 5:12:44 PM:  
I live on an odd street where my side is zoned residential and across from me is commercial. On the commercial side there is a double shotgun where both sides have an AirBnB permit. Because the owner does not live there and there are no day limits, there are always a lot of people in this house. Not to mention there is no off street parking at most of the houses, all of the renters seem to bring 3 or 4 rental cars making it almost impossible to park in front of my own house. I've lived here for 10 years and don't like walking around my neighborhood seeing a permit on every other house. Commercial AirBnBs should have day limits just like all the other zones. Also, people should have the right to contest permits being applied for. When a tree destroyed my house during hurricane Isaac I had to let all of my neighbors know that I was rebuilding a house and there was no off street parking, they were all sent a letter and had the right to come and tell the city council that I couldn't rebuild. Residents should have the right to deny these permits being issued. They are a burden to our communities and are not helping the people who actually live here.